

Aylestone Avenue,
Queen's Park



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A detached, architect-designed freehold house with 6,700ft of modern family space, securely set behind private gates, on a substantial plot.

Overlooking the park on Aylestone Avenue NW6, this home was completed in 2015 and masterfully combines modern design with effortless, everyday comfort.

A wide entrance hall and soaring 10-metre atrium, crowned by a skylight, create a dramatic sense of arrival while bathing the interiors in natural light.

The principal living areas connect to a series of adaptable rooms: a formal dining room, relaxed TV lounge, private study, and a spacious playroom that can be closed off when required. The kitchen, by Modulnova, features marble worktops, Siemens and Gaggenau appliances, and sliding pocket doors to the dining area. A walk-in pantry, island with breakfast bar, and a large utility room enhance its usability. The lower ground floor provides a media room or second playroom, two guest suites, and an additional utility space, with its own separate entrance.

Upstairs, the principal suite includes vaulted ceilings, twin marble bathrooms, and his and her dressing rooms. Three further bedrooms—one with its own sitting area—share a family bathroom, and a second utility room completes the upper floor.

Smart technology is fully integrated, with a Loxone system, zoned underfloor heating, and comprehensive security with CCTV. Externally, the property includes parking for three cars, an EV charging point, and bike storage.

6,695 sq ft (622 sq m) | 6 bedrooms
6 reception rooms
Off street parking | Garden | Freehold

Guide price £5,950,000

Location

Aylestone Avenue is celebrated for its grand homes and with Queen's Park, South Hampstead Tennis Club, and The Maqam Centre all close by, this is an elegant and well-balanced home in one of NW6's most sought-after locations.

Postcode region: NW6

General

Local Authority: Brent

Council Tax: Band G

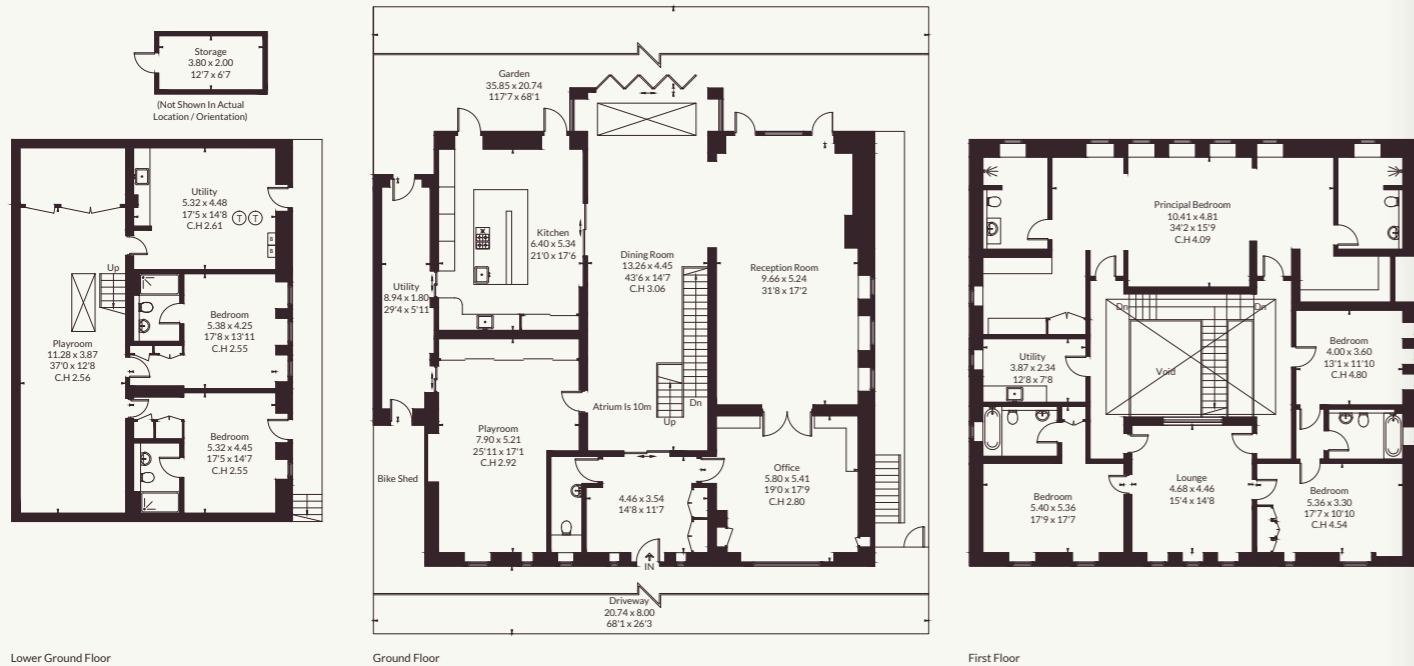
EPC Rating: C

Parking: Off road

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Approximate Floor Area = 614.3 sq m / 6612 sq ft
 Storage = 7.7 sq m / 83 sq ft
 Total = 622.0 sq m / 6695 sq ft (Excluding Void)



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